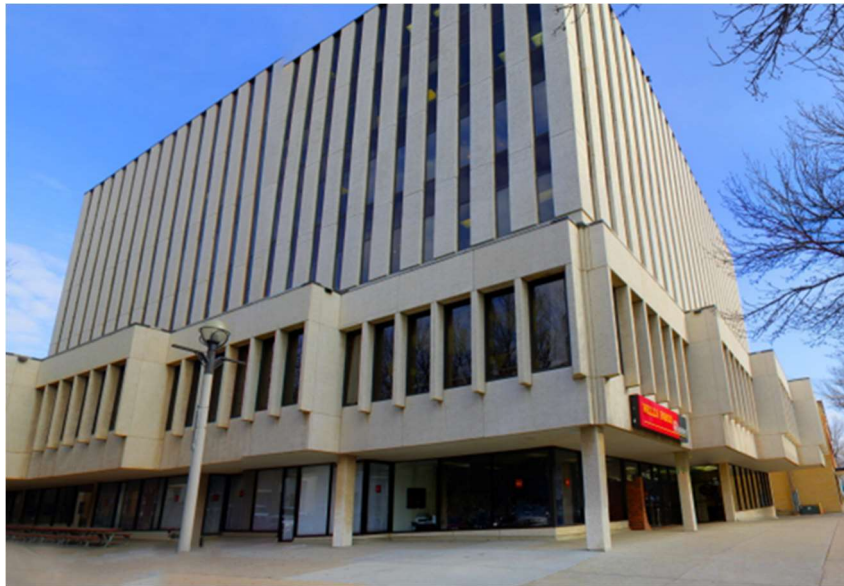




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**WELLS FARGO TOWER, Bismarck, ND**



The Seller was a Minnesota based company looking to maximize the value of their real estate sale. They had previously tried a local company to market the building with no results. Michael Ahles took the listing and immediately sourced several buyers. A California REIT purchased the building at an 8.97% cap rate even though a large tenant was leaving from a top floor, and there were some capital improvements needed to the parking ramp. Here is a great example of hiring a national company that paid off for the Seller. A Minneapolis agent, Michael Ahles, sold a North Dakota building to a California buyer.